MINOR SUBDIVISION PLAT GEAUGA COUNTY RECORDER HEREBY CERTIFIES 557245 THE FOLLOWING RECORDING OF THE PLAT OF THE MINOR SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 1999, //:27 A.M. NORTH PATRICIA L. HLAVIN DECEMBER 9, 1998 REVISED: APRIL 13, 1999 GEAUGA COUNTY RECORDER SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF GRAPHIC SCALE ORIGINAL RUSSELL TOWNSHIP LOT NO. 8, TRACT NO. 3. **ZONING** DEED REFERENCE: VOL. 769, PG. 870 R-1-B SINGLE FAMILY ZONE TOTAL AREA PARCEL TO C/L LEAVIEW 8.0285 Ac. 150 FOOT MINIMUM LOT WIDTH ( IN FEET ) AREA NEW LOTS 7.5463 Ac. 75 FOOT MINIMUM FRONT YARD 1 inch = 50 ft.50 FOOT MINIMUM REAR YARD AREA R.O.W. BELL STREET 0.4822 Ac. 25 FOOT MINIMUM SIDE YARD 1.0 ACRE MINIMUM LOT AREA ACCESSORY: BELL ROAD 60' **STRUCTURES** 61.65 DEED & MSD. 20 FOOT MINIMUM SIDE YARD 1092.22 OBS. MON. to MON. S.86°44'10"E. 700.00 DEED & MSD. 20 FOOT MINIMUM REAR YARD NOTES DR SEWAGE DISPOSAL - SEPTIC SYSTEMS 370.00 CAL. & OBS. 90.00 CAL. & MSD. 240.00 CAL. & MSD. WATER SUPPLY - WELLS RIDGECREST 50' BUILDING LINE PROP. HOUSE (±4000 S.F.) EASEMENTS
WE RESERVE AND HEREBY GRANT TO THE OWNERS OF SUBLOT NOS. 2, 3 AND 4, A 30-FOOT WIDE INGRESS-A = 30'00'00" A = 52.36 C = 51.76 N.11'44'10"W. **APPROVALS** THIS PLAT HAS BEEN APPROVED BY PLANNING COMMISSION OF EGRESS AND UTILITY EASEMENT AND TO THE OWNERS THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS 15 DAY OF OF SUBLOT Nos. 3 AND 4, A 10-FOOT WIDE UTILITY EASEMENT AS SHOWN FOR PURPOSES OF INGRESS AND <u>April</u>, 1999. EGRESS AND FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ANY UTILITIES, INCLUDING Margaret D. Tomo TELEVISION CABLE, FOR THE USE AND BENEFIT OF SAID N.20'00'40"W. SUBLOTS, CONDITIONED UPON THE EQUAL SHARING OF PLANNING COMMISSION SECRETARY FENCE-22.00 DEED & OBS. EXPENSES FOR DRIVEWAY INSTALLATION, MAINTENANCE, CLEANING, PLOWING, REPAIR AND REPLACEMENT, WITH MAJORITY OF APPROVAL OF THE THREE SUBLOTS TO APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER N .29'13'44"E. ---CONTROL (EACH SUBLOT ONE VOTE) . 22.00 DEED & OBS. FRAME HOUSE SUBLOT 2 DATE 1.4881 ACRES (0.1651 ACRES IN R/W) SUBLOT 3 APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR 1.6532 ACRES - TOTAL 2.0643 ACRES C/L 30' INGRESS & EGRESS (0.2551 ACRES IN R/W) SOLICITOR - JUSTAR 2.3194 ACRES - TOTAL AND UTILITY EASEMENT 364.25 CAL. & OBS 165.87 CAL. & MSD TRANSFERRED 6-1-99 ,\_\_<u>N86;44'10"</u>W WILLOW SUBLOT 1 2.1267 ACRES NOTE: EX. 12.9 x 24.6 ACCEPTANCE and DEDICATION (0.0620 ACRES IN R/W) SHED TO BE RAZED. 2.1887 ACRES - TOTAL I, THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION AND DESCRIBED IN THE DEED RECORDED SUBLOT 4 IN VOLUME 769, PAGE 870 OF GEAUGA COUNTY DEED RECORDS  $\sim\sim\sim\sim\sim$ DO HEREBY DECLARE THIS PLAT TO BE HER FREE ACT AND DEED. 1.8672 ACRES NOTE: BARN TO BE RAZED PŔOP. HOÚSÉ/ IN WITNESS WHEREOF PATRICIA L. HLAVIN HEREUNTO SET HER HAND THIS 14 DAY OF 1999. (±4000 S.F.) JAMES S. HOLT PRINT NAME PATRICIA L. HLAVIN NOTE: EXISTING SPLIT RAIL FENCE WITHIN 3 FEET OF NEW PROPERTY LINES WILL BE MOVED TO MAINTAIN A
MINIMUM OF CLEARANCE - SPLIT RAIL, FENCE CLEAR 2.5 OF 3 FEET. STATE OF OHIO S.S. 341.03 CAL. & MSD. 358.97 CAL. & OBS. S.86'44'10"E. 700.00 DEED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND SUN RIDGE LANE OPEN AREA SUBD. P.B. 13, PG. 83 SUN BOW, INC. STATE PERSONALLY APPEARED THE ABOVE NAMED PATRICIA L. HLAVIN WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING I do hereby certify that I have surveyed the premises and (E OF prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions Bearings correlate to the value of S. 86°44'10" E. INSTRUMENT AND THAT THE SAME IS, HER FREE ACT AND DEED. assigned to the north line of the Sun Ridge Lane AND AFFIXED MY OFFICIAL SEAL AT Auth Russel, OHIO, THIS 14 DAY OF April, 1999. shown are expressed in feet and decimal parts thereof. Subdivision, retraced between monuments illustrated as found and used on this Minor Subdivision Plat. Bearings shown are to an assumed meridian and are for the HOWARD R. . . sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my PROFEST SELEE knowledge and belief. 5471 MY COMMISSION EXPIRES HOWARD R. SELEE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129 \* (216)398-0280 FILE NO. 95809-Is